



**For Sale: 75.22 Taxable Acres, ML  
Ringgold Co., near Blockton, Iowa**



***Call 641-333-2705 or visit [southwestiowaland.com](http://southwestiowaland.com)***

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# D. Smith 75 Farm – Ringgold County 75.22 Taxable Acres, ML

**Asking Price:** \$405,000.00

**Town:** Blockton

**County:** Ringgold

**State:** IA

**Taxes:** \$1,234 annual (Ringgold County Treasurer)

**Terms:** Cash, Payable at Closing

**Possession:** At Closing

**Land Use:** 75.92 farmland acres, 51.49 acres enrolled in the Conservation Reserve Program (CRP), 3.01 effective cropland acres, remainder in timber (FSA)

**Outbuildings:** 30'x60' 10' Steel Utility Building - Built 2015 (Ringgold County Assessor)

**CRP Description:** 51.49 acres enrolled at \$205.74 per acre for an annual payment of \$10,594.00, with an expiration date of 9/2026 (FSA)

**FSA Description:** Corn Base Acres 0.00, 0.00 PLC Yield; Oat Base Acres 0.00, 0.00 PLC Yield (FSA)

**CSR Description:** CSR2- 52.5 (Surety Maps)

**Comments:** Preferred Properties of Iowa, Inc., is proud to present the D. Smith 75 Farm near Blockton, in Ringgold County. This property consists of 75.22 taxable acres, and it boasts excellent Conservation Reserve Program (CRP) income that doesn't expire until 2026! This farm earns an excellent annual CRP payment of \$10,594! You can't miss the great recreation potential this property has as well, with its areas of timber, ponds, and CRP grass. This property is a must-see if you want to enjoy outdoor recreation while earning fantastic income! Contact Listing Agent Tom Miller today at 641-333-2705 to learn more or to schedule a private showing!

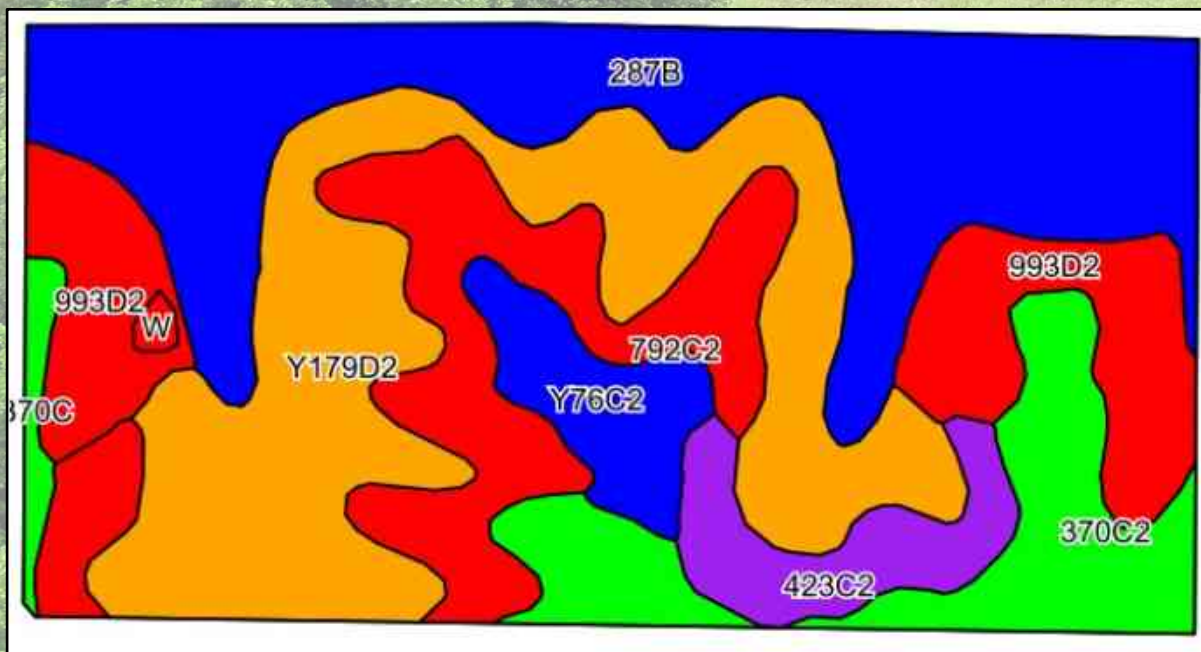
**Listing Agent:**  
**Tom Miller**  
**712-621-1281**



**PPI, Inc. Office Location:**  
**500 W. Temple St**  
**Lenox, IA 50851**  
Dan Zech, Broker/Owner  
Brennan Kester, Broker Assoc./Owner  
Mark Pearson, Agent/Owner



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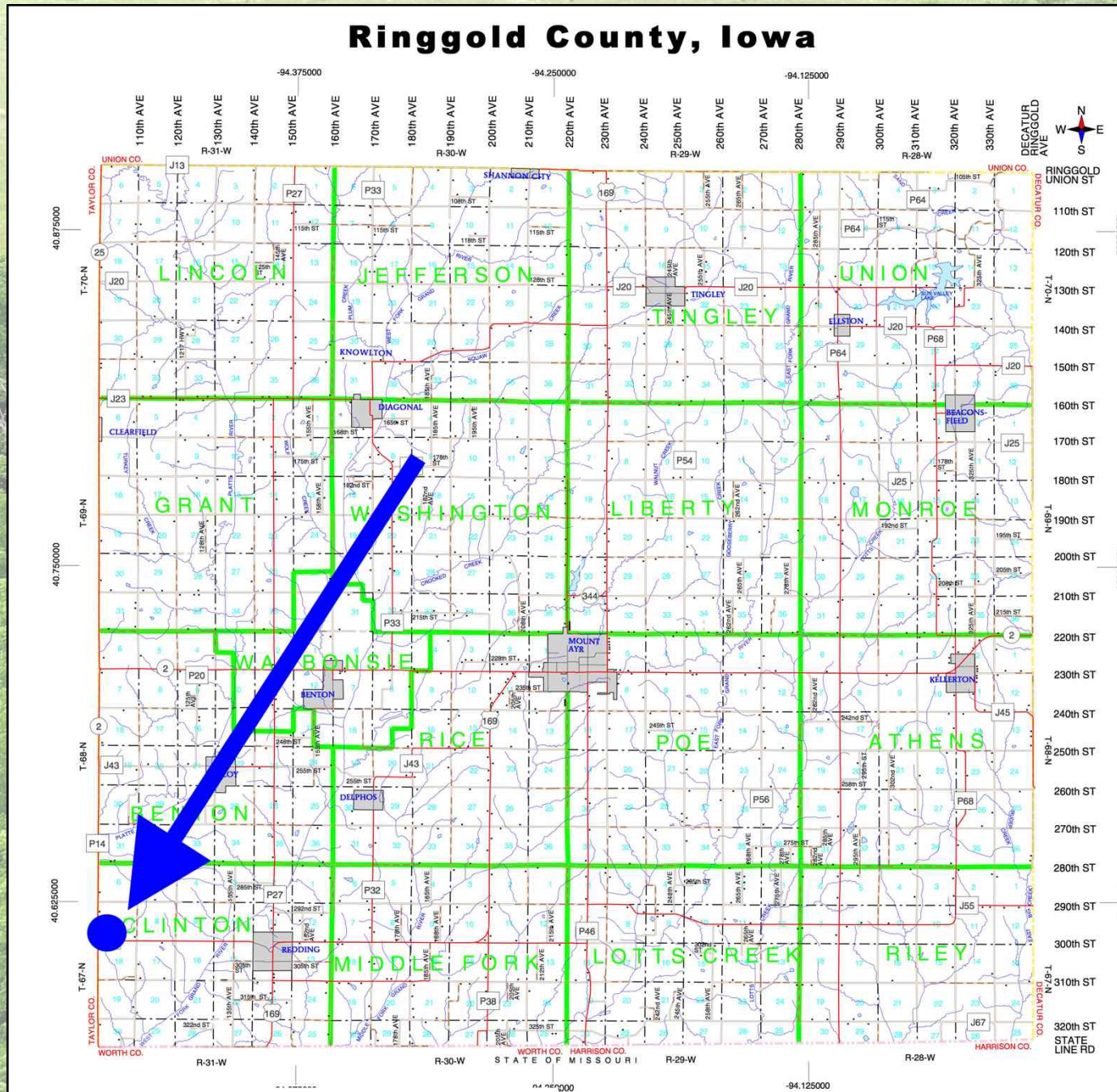
## 75.22 Taxable Acres, ML

| Code                    | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn Bu | *i Alfalfa Tons | *i Soybeans Bu | *i Bluegrass Tons | *i Tall Grasses Tons | CSR2** | CSR |
|-------------------------|---|-------|------------------|-------------|------------------|------------|-----------------|----------------|-------------------|----------------------|--------|-----|
| 287B                    | Zook-Ely silty clay loams, 0 to 5 percent slopes                            | 21.05 | 27.7%            |             | llw              | 184.0      | 3.9             | 53.4           | 3.3               | 5.5                  | 75     | 60  |
| Y179D2                  | Gara loam, dissected till plain, 9 to 14 percent slopes, eroded             | 19.78 | 26.0%            |             | IVe              |            |                 |                |                   |                      | 43     |     |
| 792C2                   | Armstrong clay loam, 5 to 9 percent slopes, moderately eroded               | 10.72 | 14.1%            |             | llle             | 123.2      | 3.4             | 35.7           | 2.2               | 3.7                  | 24     | 27  |
| 993D2                   | Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded           | 8.64  | 11.4%            |             | IVe              | 123.2      | 3.4             | 35.7           | 2.2               | 3.7                  | 28     | 30  |
| 370C2                   | Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded                   | 7.60  | 10.0%            |             | llle             | 204.8      | 5.7             | 59.4           | 3.7               | 6.1                  | 80     | 67  |
| 423C2                   | Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded          | 3.76  | 5.0%             |             | llle             | 126.4      | 3.3             | 36.7           | 2.3               | 3.8                  | 34     | 29  |
| Y76C2                   | Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded | 3.31  | 4.4%             |             | llle             |            |                 |                |                   |                      | 75     |     |
| 370C                    | Sharpsburg silty clay loam, 5 to 9 percent slopes                           | 0.88  | 1.2%             |             | llle             | 209.6      | 5.9             | 60.8           | 3.8               | 6.3                  | 81     | 72  |
| W                       | Water   | 0.21  | 0.3%             |             |                  | 0.0        | 0.0             | 0.0            | 0.0               | 0.0                  | 0      | 0   |
| <b>Weighted Average</b> |   |       |                  |             |                  | *. 111.6   | 2.7             | 32.4           | 2                 | 3.3                  | 52.5   | *.  |





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